

## **MINUTES**

### **HOLLISTER PLANNING COMMISSION**

**January 28, 2010**

Chairman Huboi called the meeting to order at 6:02 p.m.

**VERIFICATION OF AGENDA POSTING:** The meeting agenda was posted at City Hall on January 22, 2010 at 4:35 pm per Government Code Section 65954.2(a).

#### **PLEDGE OF ALLEGIANCE**

**ROLL CALL:** Present: Chairman Huboi, Commissioners Alvarez, Ross, Scott, and Torres

Absent: None

Staff Present: Mary Paxton, Abraham Prado, Stephanie Atigh, and William Avera.

**APPROVAL OF MINUTES:** November 19, 2009

<b>ACTION: Commissioner Ross made a motion to approve the minutes of November 19, 2009. Commissioner Alvarez seconded. Motion carried 5-0-0.</b>
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**COMMUNICATIONS FROM THE PUBLIC:** None

**CONSENT CALENDAR:** None

**OLD BUSINESS:** None

#### **PUBLIC HEARINGS:**

**1. Amendment of Site and Architectural Review No. 2006-14** - Filed by A& R Doors, Inc. requesting an amendment to the master sign plan located in an NMU (Neighborhood Mixed Use) Zoning District. Said property is located 320 Hillcrest Drive, being more specifically described as assessor's parcel number 54-28-01. CEQA Status: Categorically Exempt.

Abraham Prado requested the Planning Commission continue the item to the regular Planning Commission meeting of February 26, 2009.

Open Public Hearing 6:08

Persons giving testimony:

George Lewis  
Ruben Rodriguez

Closed Public Hearing 6:12 p.m.

**ACTION: Commissioner Torres made a motion to adopt Resolution PC 2010-01 approving an amendment to Site and Architectural 2006-14 with a change to Condition #5 A building permit can be issued but all improvements in Resolution 2007-3 and 2008-12 must be completed by June 1, 2010. Commissioner Alvarez seconded. Motion carried 5-0-0.**

**2. Amendment of Site and Architectural Review No. 2008-16.** Filed by South County Housing Cooperation requesting an amendment to remove the age and the affordability restriction on the managers unit located in a R3 (Medium Density Residential) Zoning District. Said Property is located at 108 Park Street; being more specifically described as Assessors Parcel numbers 56-29-01. CEQA: Categorically Exempt. Abraham Prado provided an Oral Report

Open Public Hearing 6:25pm

Persons giving testimony:

Andy Leif

Closed Public Hearing 6:28 pm

**ACTION: Commissioner Scott made a motion to adopt Resolution 2010-02 approving an amendment to S&A No 2008-16. Commissioner Ross seconded. Motion carried 5-0-0.**

**3. Rezone No. 2010-1.** Filed by the City of Hollister requesting to rezone several properties to correct mapping errors from the City of Hollister zoning map revision approved in 2008 located in the R2 (two Family Residential) Zoning District and R-3 (Medium Density Residential) Zoning District. Said Property being located at: Area 1/ Near Park Street and Sherwood Drive; and Area 2/ South of South Street, between Powell Street and Line Street, including Wiebe Way. Mary Paxton Provided and Oral Report

Open Public Hearing 6:32

There was no one present wishing to give testimony.

Closed Public Hearing 6:32

**ACTION: Commissioner Torres made a motion to adopt Resolution 2010-3 recommending to the City Council Rezone 2010-01. Commissioner Ross seconded. Motion carried 5-0-0.**

**4. Approval of Growth Management Allocation for 2008/2009/2010.** filed by: John Cheney 22 units; Garrett Rajkovich 91 units; Thorning 74 units; Valles 74 units; Sywak 8 units; Brigantino 85 units; Cerrato 95 units; Rajkovich Bros 175 units; TTI Development 54 units.

Bill Avera provided an oral report, Bill mentioned this was merely a formality with the exception of 65 units recommend to pacific west properties for the development of an affordable housing project.

Open Public Hearing 6:42

There was no one present wishing to give testimony.

Close Public Hearing 6:43

**ACTION: Commissioner Scott made a motion to adopt Resolution PC 2010-4 with a change to the Rajkovich 22 project acknowledging all units within the project have been awarded. Commissioner Torres seconded. Motion carried 5-0-0.**

**NEW BUSINESS:**

**1. Recommended Initiation of Amendment to Zoning Ordinance No. 1038 -** Filed by the City of Hollister to allow a waiver of the minimum density residential requirements and reduction of off-street parking for 100% affordable housing projects in the R-4, R4-20, Old Town (H) and Mixed Use Zoning Districts and mixed use lots with size and environmental constraints.

**ACTION: Commissioner Scott made a motion to adopt Resolution PC 2010-5. Commissioner Torres seconded. Motion carried 5-0-0.**

**OLD BUSINESS:** None

**PLANNING DEPARTMENT REPORTS:**

There was a request from staff for a special Planning Commission Meeting on March 16<sup>th</sup>, 17<sup>th</sup>,

18<sup>th</sup>. The Commission selected March 16<sup>th</sup> for a special meeting.

**CITY ATTORNEY REPORT:** None

**PLANNING COMMISSION REPORTS:**

Chairman Huboi mentioned the HDA breakfast and the discussion on the PBID. Also, the planning of this years trade show with Nancy Martin and the several new activities at this year's event.

**ADJOURNMENT:**

<p><b>ACTION:</b> Commissioner Torres made a motion to adjourn the meeting at 7:02 p.m. Commissioner Scott seconded. Motion carried 5-0-0.</p>
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Chairman of the Planning Commission  
of the City of Hollister

ATTEST:

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William B. Avera, Secretary